

65 Rotton Park Road, Edgbaston, Birmingham, B16 0SG



**TO LET**

Former Day Nursery

Net Internal Area: 2,053 ft<sup>2</sup> (190.70 m<sup>2</sup>)

### Location

The subject property benefits from a prominent position on the corner of Rotton Park Road and Selwyn Road, in the Edgbaston area of Birmingham.

The property is located a short distance from the Hagley Road (A456) which provides access into the city centre some 3.5 miles east.

### Description

A detached nursery premises of traditional masonry construction with pitched tiled roof over.

The nursery has been previously registered for 50 children. The ground floor is accessed via a driveway and provides the following accommodation: porch, three classrooms, guest WC, baby changing facilities and kitchen.

The first floor provides two further classrooms, a staff room, 2 offices and WC facilities.

The property is well appointed and benefits from gas-fired central heating, child appropriate toilets, double glazing, floor coverings and emulsion coated walls.

Externally there is a secure garden to the rear and landscaped garden to the fore.

### Accommodation

**2,053 ft<sup>2</sup> (190.70 M<sup>2</sup>) approximately.**

### Terms

The property is available by way of a new FRI lease, with length to be agreed, at £27,500 per annum (exclusive).

No premium is sought but existing furniture is available via separate negotiation.

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Energy Performance

Available upon request from the agent.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

### Service Charge

Not applicable, however the landlord is to recharge buildings insurance premium.

### Services

We understand that all main services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Rateable Value

**RV - £16,750**

### Planning Permission

The property has planning permission granted under use class E(f) (Day Nursery).

It may be suitable for alternative usage subject to the proper planning permissions being sought.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

